

SURFSIDE III

Community e-Newsletter

January 2019
6 page Edition

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The Surfside III Board and staff, along with Lordon Management, extend best wishes to the entire Surfside III community for this coming year.

NEXT BOARD MEETING

The next Board meeting will be held **January 12, 2019 starting at 10:00 am**. All owners are invited to attend.

NEW SUCCULENT GARDEN



A new succulent garden by the flagpole was designed and planted by Beautification Committee Member Michele recently. Come by and take a look.

BUILDING 2 – PLANNED WATER LINE RE-PIPING PROJECT

A \$3,600 contract was awarded to Donlon Plumbing to replace the horizontal copper water lines with Pex piping in the attic of Building 2. The pinhole leaks that have occurred in Building 2 have originated in these copper lines. Work is scheduled to start soon after January 2nd.

PENDING PROJECTS

Now that two contractors are ready to work, the street light poles and supports are planned to be removed in January. Also, three new light poles are planned to be installed – one at the Surfside Drive entrance and the other two at the Industrial Way entrance.

RECYCLING BINS

Please do not overfill the recycling bins.

When residents use the recycling bins, remember that the **City Crews will not pick up** any bins whose black covers cannot be closed. If they try to empty these bins, the contents spill out all over the area as the bin is lifted in the air.

LIDS MUST BE ABLE TO BE CLOSED



DO NOT OVERFILL



MAILING OF PROPOSED CC&Rs

Plans are being made to send each owner a proposed set of CC&Rs and Bylaws for review and approval in late January. Owners will be asked to send in their ballots by March 9, 2019. If 232 ballots are received, then the ballots can be opened. The proposed documents will take the place of the original 1978 documents that are now out of date.

HOMEOWNERS/TENANT INSURANCE

The damage caused by the recent fires show the need that unit homeowners should have insurance to cover the cost of repair/replacement of the interiors of their units due to fire, flood, etc. Tenants should also carry insurance to cover the cost for repair/replacement of their personal belongings.

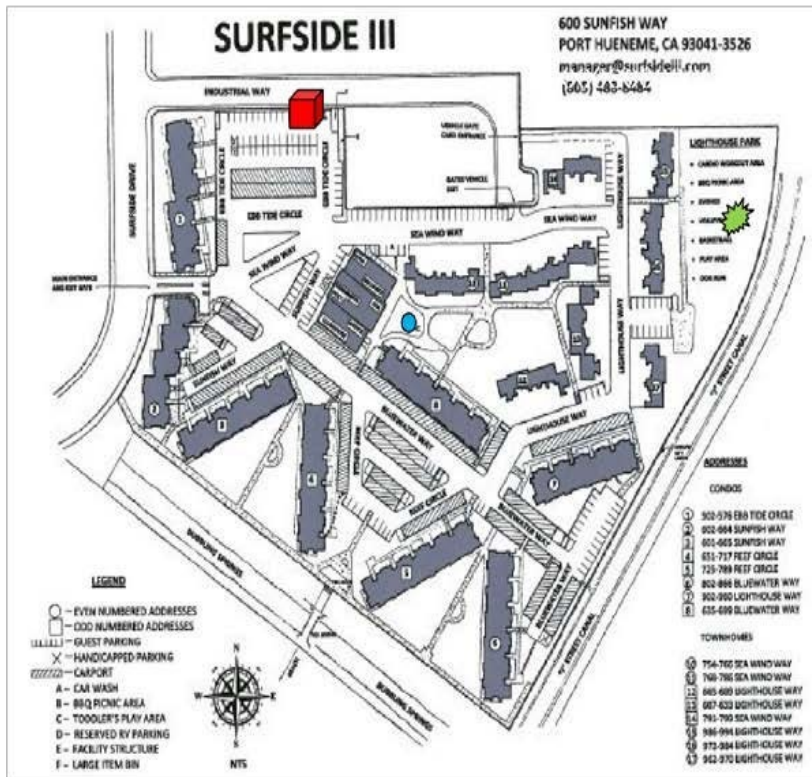
HOLIDAY DECORATIONS



We ask that all residents remove their outdoor holiday decorations by January 8th.

Please dispose of your tree in the designated area by the following dates so the city may remove them:




January 7th,
and **January 10th**. Located in area in



 
If you find that you have large items that you wish to throw out, place them in the large Commercial sized dumpster located next to the RV parking on the far side of Ebb Tide Circle

● Toddler play area & BBQ picnic area

 Lighthouse Park is our large recreational area:

- Cardio workout area,
- BBQ picnic area,
- Swings
- Volleyball,
- Basketball
- Play area and
- Dog run.

ON-SITE OFFICE
805-488-8484

COMMUNITY VOLUNTEER COMMITTEES

Surfside III has various committees that you may be interested in participating in depending on your interests. The committees and their focus are as follows:

OWNERS AND TENANTS:

Beautification Committee - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas. Chairperson: Lynne Haile **email contact info below***

Community Garden - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden. Chairperson: vacant

Elevator Response Committee - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures. **email contact info below***

Enhancement Committee - residents contribute to make Surfside III landscape attractive and well kept. Chairperson: Lynn Santamaria lscif95@aol.com

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: **email contact info below***

OWNERS:

Architectural Review Committee - our CC&R's require that any modification to your unit requires an architectural review, approval and city permits. No modification to the common area may be made without Architectural Committee and Board approval. If you do not have an approval letter, then when you sell, you must disclose. Chairperson: Tim McCoy Tim@mtmii.com

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: **email contact info below***

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Dexter Kelly **email contact info below***

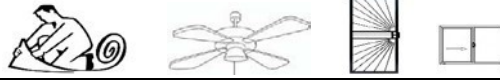
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci surfside3rulesandregs@aol.com

IF YOU ARE INTERESTED IN JOINING A COMMITTEE OR STARTING A COMMITTEE TO ADDRESS ISSUES THAT YOU FEEL ARE IMPORTANT AND ARE NOT BEING HANDLED BY OTHER COMMITTEES, PLEASE CONTACT:

***Property Manager: Monica Sanchez Cortez monica.sanchez@surfsideiii.com**

ARCHITECTURAL APPLICATION REQUIRED



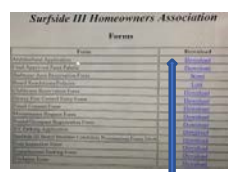
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.



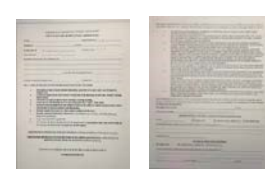
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or you may get the required 2 pages from our **onsite office**.

ASBESTOS LAW:

Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing **any renovation** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal and land filing requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records and are required to use appropriate warning labels, signs and markings. (B)Applicability. The rules in whole or in part, is applicable to owners and operators of any demolition or renovation activity and the associated disturbance of asbestos containing material.

****The Surfside III Condominium Association ("association"), or as often referred to as the Surfside III COA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.**

***The Davis-Sterling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.**

***Surfside III posts all agendas on the website (<http://www.surfsideiii.com>) and on the Clubhouse Bulletin Board.**

SURFSIDE III CONDOMINIUM ASSOCIATION CONTACT INFORMATION as of January 2019

ON-SITE PROPERTY MANAGER'S OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-488-8484

PROPERTY MANAGER: MONICA SANCHEZ CORTEZ monica.sanchez@surfsideiii.com

ASSISTANT PROPERTY MANAGER: JILL KAOPUA jill.kaopua@surfsideiii.com

Office hours: Monday – Thursday 8 a.m. to 5 p.m. Friday 9 a.m. to 5 p.m.
(Closed for lunch on Mondays and Fridays typically between noon - 1:30 p.m.)

MANAGEMENT COMPANY:

Lordon Property Management

(Handles all billing, escrow, insurance and collections matters)

1275 Center Court Drive, Covina CA 91724

manager@surfsideiii.com

1-800-729-5673

AFTER HOURS - NON-LIFE THREATENING - CAMPUS PROPERTY EMERGENCY NUMBERS

(example would be sprinklers flooding property)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921